SOLID WEALTH

Real Estate, Prospective and Retrospective.

Lively Interest in Westchester Property-Railroad Improvements --- Annexation and Quick Transit.

"WHO STOPS THE WAY?"

Larchmont Manor-The Growth of Cities-Why Property on the West Side Is Dearer than on the East-Broadway, Its Influence on Landed Estate-New York East of Fifth Avenue.

Carman and Post estates in establishing the value erty transferred; but, following the precedents of ons, there is yet opportunity for and a reasonable prospect of large transactions in the real estate market of the city up to the middle of

articularly in the towns of Morrisania, West at the city's gates for annexation, may expected during the same period. Transactions pathy with the sluggishness of city real estate but without adequate cause. on the close of the season of 1869, owing to a panic the mere contemplation of the high prices then prevailing, while o financial stringency necessitated a check n operations, transactions in Westchester lands, the same panic, became still more nase of the panic, but no sufficient reason for it is parent. The high prices ruling in the city were tartling as compared with former quotations for lots on the island, although amply justified by examples in the Old World cities; but Westchester rices could not be regarded as extraordinary, der the circumstances of their then present and prospective availability for municipal purposes, when compared with their value for other es. Referring now more particularly to

LANDS IN BULK, valuable on that account as available for restriction, regulation and general improvenent, Westchester property then presented the ost favorable possible conditions for investment on a "hard pan" basis. These conditions were, rices not far removed from the value of desirae agricultural land near a city, with good settlements crystallizing in their vicinity and the city dvancing toward them with rapid strides, soon to QUICK TRANSIT AND ANNEXATION.

With such investments, promising an almost certain return of at least seven per cent on cost above all charges, and the prospect of a ten-fold and even greater rise in the near future as a reasonable probability, nothing could be safer. Whatever the vicissitudes of the money market, pulation advances toward the land and ultimately brings it into its highest valuable develop-ment for business or habitation. Yet, in the face of all these encouragements to invest, Westchester lands have continued to be sow of sale, white city prices have not only been maintained, but have in numerous marked instances advanced largely on the floures of the season of 1869.

prices have not only been maintained, but have in numerous marked instances advanced largely on the figures of the season of 1868.

The purchase of the Lennox property by Mr. Thomas aurphy and others was regarded as one of the boidest operations of the time, when the panic at the close of that season was impressing its warnings upon real estate operators; but it is probable that the net profits of the operation have footed up not less than one hundred per cent. And this instance is by no means exceptional.

In the meantime several routes of rapid transit to the hariem kiver have been anthorized by the Legislature. That the Gilbert Elevated road is to be speedily in operation cannot but be credited when we are so informed on the most respectable authority, together with the fact that the requisite funds for the purpose are in hand, the contracts exceuted for the iron and the work actually in progress. The Beach Pheumadic, so called, but which is in reality a grant for a capacious underground steam road through Broadway and Madison avenue to Hartem River, to be engineered and run on the most advanced principles of focumotion, has also become a law, and thus being the favorter route for the purpose, little doust exists of its early completion if not restrained by the Courts. The harlem

RAILBOAD IMPROVEMENTS

on Fourth avenue are progressing with reasonable rapidity, and they point to four tracks from the Grand Central depot to White Plains, with a probable distributing station above Woodhawn, where the New Haven Railroad branches off, at a point that will be at or very near the northeasterly corner of the Empire City, after the accomplish-

able distributing station above woodhawn, where the New Haven Railroad branches off, at a point that will be at or very near the northeasterly coner of the Empire City, after the accomplishment of the proposed annexation. In addition to these is the roadbed already constructed for the New York and Boston Railroad, between the Hudson River and Hartem Railroad, in the intervening valley and following along the line of the Spuyten Duyvil branch to High Bridge; the roadbed already constructed of the Hartem River and Port Chester Railroad, and a line already surveyed for the New York, Westchester and Boston Railroad, between the latter road and the Hartem. All these are works actually in progress; others of like magnitude are projected. With such a prospect in view it is no easy matter to correctly estimate the magnificent inture of the real estate of lower Westshester.

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THE ANNEXATION OF THE WESTCHESTER TOWNS
was before the Assistant Aldermen at a recent
meeting in the shape of concurrent action on a
resolution of the Aldermen requesting the Legislature to so amend the pending Annexation bull as to
provide for submitting its provisions to a vote of
the people interested in the measure. As, to do
this literally, it would include the people of the
State, as well as of the two counties more immediately interested, the Assistant Aldermen hesitated
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THE PERPLEXING PROPOSITION

at once, but laid it over for a week's reflection. In this it cannot be doubted they evinced the wisdom of a second Legislative chamber, as chained in the recent Sense debate by such trustworthy municipal councilors as Senstors Plemann and Benedict. In the meantime the bill has been passed in the Assembly by a vote of 10 in favor to 3 against, with a certain amondment which is represented as more justly equalizing the assessments for tunnels, bridges, &c., under and over the Harlem River, and which, as it was promptly accepted by Mr. Herring, the apt and able introducer of the bill, is mest probably "ALL RIGHT."

At their subsequent meeting on Monday last the Assistant Aldermen did not alinde to the subject. Naturally enough far-seeing and public spirited politicians are disinclined to so commit themselves concerning the same, as to seem to obstruct the proposed annexation in any manner. The Assembly struck out of the bill the only section that previded for a vote of the Westchester towns in reference to it, and this removes the only ground on which a similar vote on behalf of the city has been demanded.

The debate in the Assembly was intelligent and dignified, as worthy of a measure of so much majesty and importance, seeking, apparently, to perfect and not supede it, and the nearly unsumous yout it received will be generally accepted as an evidence net only of its popularity, but of the parliamentary skill and fidelity with which the subject has been handled during the present legislative sension. And now, with a fair show for the bill in the Senate, in deference to an unmistakably expressed public opinion in its lavor as a necessity of the progress of the Empire City in its upward and on the Sound, including their intermediate hits and vales and water courses, the people of the city and of the town in the first propert

business in this city, have located on this property, and go home every evening.

It is a commonly accepted idea that

THE GRAFTH OF OFFIES

is always to the westward; but if the holder of such an opinion is asked why it is so the inquirer cannot get any better answer than the truly feminine one of "because it is so," or a reiteration of the oil quoted line, "Westward the star of empire wends its way." If closer pressed the samwer will be that London and New York do so, and therefore it must be so, as if they were the only two cities in the world, and yet a moment's reflection would show that the growth of cities is not governed by any occult law of magnetism such as controls the compass, but by their individual geographical position. Confining our examples to the two cities named, it will be found that London has an exogenous growth of concentric rings of population, decade after decade, equivalent to the annual and contrentric growth of a tree. Taking New York and Brooklyn as one city, which they really are, in fact, but not in government, it will be readily seen that the growth of the city of New York has been to the eastward and not to the westward, and had the idea which we have noticed been correct, Jersey City and Hoboken would have a larger population than Brooklyn.

But in rebuttal a counter question will be asked, if the growth of cities is not to the westward, how is it that real estate in London and New York brings such disproportionately higher prices on the west sides of each than on the east sides respectively? This is readily accounted for as to London, because St. James' and Buckingham palaces, the houses of Parliament, Hyde Park and Kensington Gardens naturally draw around them a class of oppulation whose secial relations necessarily bring them in contact with royalty and those having the government of the nation in charge, and whose asthetic culture it has generally been supposed alone enabled them to enjoy the luxury and beauty of a park.

The sexpladation, however, cannot be applied to New

New York: hence other reasons must be sought for to explain why Land on the west side brings much higher Frices than on the fast.

This discrepancy in prices does not, however, obtain to any great extent in that portion of the city laying below Fourteenth street, but at that point it begins suddenly and in a very marked degree. Let us inquire why it is so.

In every village, town and city there is one main street which becomes the leading thoroughtare for residences, business and pleasure, and to which all other streets are secondary or subsidiary. In this city

city

meadway, the main or leading street, formerly branched off where Madison square now is, to the northward and westward by the Bioomingdale or Kingsbridge road, being the main route to Albany, and to the eastward by the old Post road to Harlem Bridge, this being the main thoroughare to Boston. One hundred years ago this eastern branch was really the main road, and embraced that portion of the present Broadway running southward from Twenty-third street to Seventeenth street, and then continuing through what is now called the Bowery, Chatham street and Park row to the head of Broadway proper, at what is now the site of the new Post Office.

Broadway to Canal street was then but a cow path, but it was afterwards extended northward, until it intersected the old Post road at Seventeenth street. Then there was no road on the west side of the Island. The farmers who lived on that side came eastward across the island by farm roads, through the woods, to the Post road in order to come to the city.

WHEN THE CITY WAS MAPPED OUT in 1807, with the streets and avenues at right angles, both the branches of Broadway were obliterated by law; but the owners of the property on the western branch, some twenty-live years atterwards, had the map of the city altered cylegislat we enactment so as to retain it as a street. The consequence was that it retained all the prestuge of being the main street of the city, and, as it ran diagonally across the rectangular blocks, it intersected the Fifth, Sixta, Seventh, Eighth, Ninth and Tenth avenues, all of which thus became tributary to it, and it became the grand outlet for all the property lying north of it. It will be noticed by those conversant with real estate matters that That inspluence on property is property of the city, liad the owners of the city, liad the owners of the city, liad the owners of the city that would be about the corner of Lexiption avenue and Twenty-seventh street. From that point on where far evenue as the result of the point where it would intersect the easter

value of their possessions by devoting their energies to the improvement of Heil Gate and its consequent commercial advantages, to assisting the building of the Seventy-seventh street suspension bridge to Long Island, the purchase of Biackwell's Island and using it for commercial purposes, the erection of the Industrial Exhibition building, the opening of Harlem River and similar enterprises that would give their side of the city its own distinctive character and make their property approximate in value to that of the west side. But it must be from entirely different causes to those which have operated to set up the west side, for they have no direct communication with the leading main street of the city like the west side.

LARGE FURNISHED ROOM—ON SECOND FLOOR for gentleman and wife, with Board; hot and colowater; reterences. 19 Bank street.

BLOCK WEST OF BROADWAY.—A LARGE, NICE four-ished fourth story Room to rent, to one or two gentlemen, with or without Board; references exchanged like West Forty-sixth street.

LARGE PLBASANT ROOM, WITH EVERY CON-tendence and first class Board, to let, for \$46; private family: excellent neighborhood; no moving in May. Ap-ply at 335 West Lightsenth street.

I SUIT OF TWO ROOMS TO LET, WITH BOARD, TO a party of gentlemen or small family; location unex ceptionable. IS West Twenty first street.

Board, at reduced price; permanent desired.

1—PARTIES DESIRING TO MAKE PERMANENT AR.

1. rangements for Board may do so at 88 West Eleventh street, near University place; rooms large, cool and convenient.

18T HOUSE WEST OF FIFTH AVENUE.—HAND-somely farmished Rooms for families or single gentlemen, with first class Board. No. 7 West Twenty-minth st.

1 UNUSUALLY DESIRABLE, NICELY FURNISHED Floor follet, together or separately, with or without first class Board; also single Rooms; no moving; references. 243 East Thirteenth street.

2 OR THREE PLEASANT, DNPURNISHED ROOMS with Board; pleasant location. 238 West Forty-second street, east of Eighth avenue,

2 DOORS ABOVE STUYVESANT SQUARE,—WITH EX-cellent Board, Seond Floor, newly decorated, en-suite or singly, farmshed or unformished; references. Ap-ply at 394 Fecond avenue, between Seventeenth and Eighteenth streets.

2 OR 3 HANDSONE ROOMS WILL BE VACATED about May 1: rented together or divided, with or without Beard, temporarily or by the year. No. 4 East Twenty-ninth Street.

2 SUITS OF ROOMS, FURNISHED; BOARD; HOUSE and focation first class. 306 East Fourteenth street, near Second avenue.

2D FLOOR—HANDSOMELY FURNISHED, WITH PRIvate table or first class Board, at Summer rates; also Apartments on third and fourth floors. 16 East Thirty-second street, between Fifth and Madison avenues.

3 EAST THIRTY-POURTH STREET.—VERY DESIR still Rooms, with Board, for the season or year.

5TH AVENUE, NO. 76, -DESIRABLE, HANDSOMELY furnished Rooms, with Board; reference. 57H AVENUE.—A PARLOR PLOOR, HANDSOMELY furnished; bath, closet, &c.; private table; to a first class party for the season or year. 150 Fifth avenue.

7 LAFAYETTE PLACE, NEAR NEW YORK AND Grand Central Hotels.—Rooms, with Board, to let for families and single parties on moderate terms; ref-erences.

9 WEST TWENTY-FIRST STREET, NEAR FIFTH avenue.—Newly furnished Rooms, en suite or singly with first-class Board; terms reasonable for Summer. References.

9 WEST TWENTY-NINTH STREET, FOUR DOORS from Glissy House.—Riegant Rooms to let, with Board, singly or an suite, on or before May I. 10 VANDAM STREET.—TO LET, WITH OR WITH-out Board, furnished or unfurnished, a desirable Room, first floor, to gentleman and wife or single gentle-man; resirences required.

nily or party of gentlemen; terms rea cent parties; also Rooms for single gen 16 BAST NINTH STREET, BETWEEN UNIVERSITY

UNIVERSITY PLACE.—TO LET, WITH BOARD, desirable rooms, nicely farnished on second floor, room on first floor (front); also, Rooms on fourth; se first class.

220 STREET-EXCELLENT LOCATION.—A PRI vate family will lot elegantly furnished Rooms on second floor, also back Parlor, with first class Board; privilege to parlors; English, Prench and German spoken; reference exchanged. Address S. E. E., box 194 Herald Uptown Branch office.

23D STREET, NO. 114, ONE BLOCK EAST OF MADI 30D son square.—Elegantly furnished Booms to let with first class Board; also one large and small Room toon floor.

25 GREAT JONES STREET.—FURNISHED ROOMS to rent, with Board. 27 EAST TWENTY-SEVENTH STREET.—A GEN teel couple can have Room and Board with a lady full board for lady enly; no other boarders; terms reasonable.

WEST FIFTEENTH STREET, NEAR FIFTI avenue.—Elegant Rooms, with Board, in a firs brown stone House, for families and gentlemen on unsurpassed. Reference required.

MEST THIRTIETH STREET, BETWEEN BROAD-way and Fifth avenue.—Fine Suits and single fooms to let to tamilies and gentlemen, with Board; ocation delightful; references exchanged. 33 WEST FORTY-FIFTH STREET.—A THIRD STORY front Room, with hall Room, to let with Roard, to gentlemen and wives or single gentlemen; immediate possession; references exchanged.

WEST TWENTY-SECOND STREET.—A VERY DE strable Suit of Rooms, third floor, back, to let, wit Board, to families or gentlemen; no nurses taken; references required.

34 EIGHTH AVENUE,—A STRICTLY PRIVATE tamliy, having a handsomely furnished second story front Room, would like to have a gentleman and wile to Board; references required. 34 TH STREET, WEST, 323 -THE PRIVATE FAMIL! occupying this fine house have now and will have other Rooms lat of May to let, with unexceptional Board

35 EAST NINTH STREET.—LARGE AND SINGLE Rooms to rent, with or without Board, furnished or unfurnished, private table or without.

35 WEST FOURTEENTH STREET, BETWEEN Fifth and Sixth avenues,—Newly and elegantly formished sumpy front Rooms; first class table (private in desired); for families or gentlemen; reference.

35 TH STREET, EAST, 119, NEAR PARK AVENUE. Handsomely furnished Rooms, with or without Board; southern exposure; suitable for physician; term moderate; private family. 36 WEST WASHINGTON SQUARE,—TWO LARGE Board, suitable for gentleman and wife or party of single gentlemen.

36 WEST TWENTY-SEVENTH STREET.—PARLOF Floor to let, with Board; house entirely first class 37 WEST NINTH STREET, SEVERAL GENTLE men can be accommodated with Board; also un turnished Room for gentleman and wite; references ex

37 LUDLOW STREET, FURNISHED ROOMS TO let, with or without Board. 38 BEACH STREET.—REFURNISHING A DOWN town boarding house; one large Room to rent, to family or gentlemen; Dinners. Call after 9 o'clock.

WEST SIXTEENTH STREET, BETWEEN PIFTE and Sixth avenues—Board, with bandsomely for d Rooms, on parlor, second and tourth floors. Term rate to permanent applicants.

12 WEST SIXTEENTH STREET,-FRONT PARLOR 42 EAST NINETEENTH STREET.-WELL FUR

44 WEST TENTH STREET.—HANDSOMELY FUR nished Rooms to let, with Board, suitable for gentleman and wife or single gentlemen. No moving in May

46 WEST FOURTEENTH STREET.—HANDSOMELA furnished Rooms to let, with first class Board; suit able for families or parties of gentlemen; references ex

50 WEST WASHINGTON PLACE, NEAR SIXTH front Rooms, on second and third floors; hot and cold water; terms moderate: no moving.

50 WEST NINETEENTH STREFT.—HANDSOMELY furnished Sult of two Rooms, second floor, front, also large and small Rooms for gentlemon. Strictly first class table. Reference required.

53 AND 55 ST. MARK'S PLACE.—CHOICE OF Do incelly furnished Rooms, with Board, for gentlemen and wives and single gentlemen; terms moderate; no moving.

54 WEST TWENTY-THIRD STREET.—DESIRABLE Rooms, handsomely furnished, with or without private table; house first class; all modern improvements; references; location unexceptionable, between Fifth and Sixth avenues.

57 MORTON STREET.—TWO LARGE PARLORS AND Bedroom connecting; private table if desired. 70 IRVING PLACE (GRAMERCY PARK).—NOW bandsomely furnished; also large hoom and Dressing Room, handsomely furnished; also large hall Room; table first class; moderate prices; permanent arrangements.

72 SEVENTH AVENUE, BETWEEN FOURTEENTH and Fifteenth streets.—Desirable Rooms on second and third floors, to let, with first class Board; references 72 MADISON AVENUE.—A HANDSOME SUIT OF Rooms on parlor floor and one hall Room to be let with Board, at Summer prices; reterences.

T2 WEST NINETEENTH STREET.—FROM MAY I pigasant Rooms to let, with Board; legation for business; gentlemen desirable; terms moderate. References exchanged. 77 ERIE STREET, JERSEY CITY.—A LADY pleasantly located dost her only child), will tak a child to Board, with a mother's care. Call for on

WORK.

82 MACDOUGAL STREET.—TWO RESPECTABLE Story back room with pivate family at \$15 per week, or one gentleman for \$13; flue location; must have references.

83 CLINTON PLACE, NEAR FIFTH AVENUE.—
83 Furnished Room to let, with Board, suitable to families or gentlemen.

106 BAST TWENTY-THARD STREET.—DESIRABLE Rooms for families or gentlemen, with Board Unexceptionable references exchanged.

166 WEST TWENTY-SECOND STREET, BETWEEN sixth and Seventh avenues.—Desirable Rooms to let to getlemen, with first class Board; also table Board can be had; references exchanged.

100 EAST TWELFTH STREET.—ONE SMALL AND two large Rooms on second story to rent, separately or together, with Board; references exchanged.

111 WEST SIXTEENTH STREET.—LARGE AND small Room, with Board, on second or third floor

111 small Room, with Board, on second or third floor.

112 EAST TWELFTH STREET, ONE BLOCK FROM groadway.—Second and third story front, with connecting hall Rooms, handsomely furnished; first class Board. References exchanged.

130 EAST SIXTHENTH STREET, NEAR IRVING place.—Double and single Rooms to let, with Board, to Jamilles and gentlemen; references required.

138 SULLIVAN STREET.—LARGE FRONT ROOM to let, to respectable men, or man and wife, with Board; also a small front Room to let. Call all week.

no children taken.

145 FOURTH AVENUB, ONE BLOCK FROM BROAD
way and 36 block from Union square.—Nicely fur
taked Rooms to let, with Board.

146 EAST TWENTY-SEVENTH STREET, NEAR Booms on second floor, furnished or unfurnished, with Board. 147 WEST TWENTY SECOND STREET.—TO LET.
Bedroom on first floor; reception Room if required, of
would be rented to a physician.

147 EAST THIRTY-THIRD STREET.—A PRIVATE nished, with or without Board, separate or together; references.

152 FRANKLIN STREET.—A PARTY OF GENTLE-mished Rooms, with good table; also table and dinner boarders.

1501 SECOND AVENUE, CORNER TENTH STREET, corner Room, all the improvements, with Board, sto gentleman and wife; no other boarders taken: brivate

WRST TWENTY-FIRST STREET.—TWO ELE gant suits of Rooms to let on parler and second nished or unsuralished, with Board; private ta

212 EAST PORTY-EIGHTH STREET.—A LARGE front alcove Room, on second story, and rea Room, with bath, together or singly, with first class Roand; references.

219 EAST FIFTY.THIRD STREET, BETWEEN will let two large neely furnished Rooms, with Board on moderate terms; also hall Room.

224 WEST TWENTY-FOURTH STREET.—TO LET and cold water; to be vacated 1st of May; also single

27 EAST TWELFTH STREET, BETWEEN SEC ond and Third avenues.—Nicely furnished From soms, with Board, for gentlemen, in a French family oderate prices. References required.

235 WEST THIRTY-FOURTH STREET.—A PRI vate family (American) will let to a gentleman a large front Room; all improvements; partial or full

OOO WEST HOUSTON STREET.-A FEW RESPECT

321 WEST TWENTY-THIRD STREET.—THREE Rooms, hand-somely furnished, with Board, for gentleman and wife or single gentleman; references exchanged.

327 WEST NINETEENTH STREET,-A VERY pleasant Foom, with Board; gentlemen pre terred; references given and required.

421 BAST FOURTBENTH STREET, ON THE FIRST nue.—A few respectable young men can be accommo dated, with or without Board.

443 EAST FIFTY-SEVENTH STREET.—A FAMILY, Room, on second floor, also a handsome back Parlor, unturnished except carpet, would let, with Board; in first class neighborhood. Reference,

671 NINTH AVENUE.—ONE OR TWO YOUNG MEN vate family; terms moderate. Call on or address Mrs. CARTER.

second story (ample closets) to let an, with or without Board; refe

A SMALL FAMILY, HAVING A HANDSOMELY fifth street, between Seventh and Eighth arenes, will let two or three Rooms, with or without Board, to parties desiring a pleasant boine. Address SCOTIA, Herald Uptown Branch office, 1,255 Brondway.

HABLEM.—TWO SINGLE GENTLEMEN CAN BE a small private family; easy access to boat and cars. 147 East 121st street.

HOBOKEN BOARD.—WANTED, BY A GERMAN gentleman, a Sitting Room and Hall Bedroom and full Board in a private family. Boarding house keepers need not apply. Address, stating terms, D., box 1,411 Post office, New York.

WEST FORTY-EUHTH STREET, NEAR PIPTH avenue,—A private family will let to one or two gentlemen a nicely furnished Room, with Board. For terms address J., box 2,798 Post office.

YORKVILLE.—THREE FINE ROOMS ON SECOND floor to let, together or separately, with Board, a 151 East Ninety-second street.

BOARD AND LODGING WANTED.

A SINGLE GENTLEMAN DESIRES BOARD IN THE neighborhood of Contral Park (permanent Hauted) for the Summer full Board or Breakfast only. Address with particulars, &c., D. W., Herald office.

a., Herald office.

A GENTLEMAN, WIFE, LITTLE GIRL, OF 7, BARY and servant desire to find two or three comfortably urnished Rooms and good Board, in, a central location: rice \$30 per week. References exchanged. Address ONSIDERATE, Herald office.

A GENTLEMAN, WIPE AND CHILD, TWO YEARS old, decilining housekeeping, want Hoard in a private Catholic family (Nineteenth ward preferred); can immish their own room; price about 570 per month; permanent it suited. Address, with particulars, J. K. L., box 174 Herald Uptown Branch office.

A LADY ABOUT TO BREAK UP HOUSE WOULD give the use of her furniture for a short time, in return for a Room and Board. Address L. L., IIS West Forty-fifth street.

A GENTLEMAN DESIRES TO OBTAIN OCCAsional Board for himself and wife for the Sumper,
in a well to do farmer's tamily where no other boarders
are taken; reference given and required. Address H. H.
H., 37 Fifth avenue, New York.

BOARD WANTED-BY A GENTLEMAN AND HIS son, six years of age in a private family on a farm within an hour's ride of the city where a good home for the child can be found. Address G. F. B., Herald office, for three days.

BOARD WANTED-BY GENTLEMAN, WIFE AND daughter; two rooms adjoining: price not to exceed \$25. Address JAMES MONROE, box 183 Herald Office.

HANDSOMELY FURNISHED ROOM TO LET with Board, to a single gentleman, in a refine ste family, near Fourteenth street; references ex nged. Address DION, box 189 Herald office.

WEST FIFTY-SECOND STREET.—TWO LARGE Rooms, on first and second floors, handsomely ed, with first class Board; every convenience

WEST FOURTRENTH STREET.—HAND somely furnished Rooms, en suite or single, with 8 Board; references exchanged.

WEST FORTY-FOURTH STREET.-TO LET

and bath; no moving in May.

EAST TWRNTTETH STREET.—A PRONT ROOM on the second floor and several other Rooms, fur or unfurnished, to let, with or without Board.

BOARDING WANTED FOR A GENTLEMAN, WITH and child, 35 years old, in a private family, between

BOARD WANTED-IN A SMALL PRIVATE FAMIL

208 WEST FORTY FIFTH STREET, NEAR BROAD way.—A private Jewish family will let hand somely turnished Rooms, on second floor, with first class Board; also other Rooms.

BOARD WANTED-BY A GENTLEMAN AND WIFE Parlor and Bedroom, with ample closet and all conveniences; house and table must be first class; Prench preferred; best references given and required. Address B., box 6,022 Foxs, office.

BOARD WANTED—BY A LADY WHO IS ENGAGE during the day: location not above Fourteen street, on or near the line of Broadway cars. Address N., box 124 Heraid office.

BOARD WANTED—FOR GENTLEMAN AND WIFE good locality, between Fifth and Sixth avenues and Seventeenth and Thirtieth streets; permanent if suited Address 8. G., Herald office.

BOARD WANTED-BY A GENTLEMAN AND WIFE in a private family, below Thirty fourth street and west of Sixth avenue; terms must be moderate. Addres K. L. A. box 119 Herald office.

BOARD WANTED-BY A YOUNG MAN, IN A QUIET 1) private family preferred, between Thirty-lifth an Fortleth streets, near Broadway; references exchanged Address, with terms and particulars, KILPACK, box 5,30 New York Post office.

WEST TWENTY-THIRD STREET, BETWEEN 235 WEST THIRTY EIGHTH STREET.—AT MRS. and third floors, vacant from May 1. Permanent parties only need apply.

BOARD WANTED-BY GENTLEMAN, WIFE AND son; must give price; reasonable. Address SALLY box 105 Herald office. BOARD WANTED—BY A SMALL FAMILY, BETWEEN Thirty-fourth and Fitty-ninth streets, Madison ave-nue and Broadway. Address, stating full particulars, HART, bow 3,088 Fost office.

BOARD WANTED—ABOVE POURFEENTH STREET by a gentleman, wife, three children and nurse. Address, stating terms and full particulars, R. AUSTIN Herald office.

BOARD WANTED.—I WISH TO PROCURE THE comforts of a home for myself, wife and two children, aged 15 and 17 years, either in a pleasant, private ramily or in a well-organized bearding house; a permanent engagement may be made with a desirable party if the accommodations and terms are satisfactory. Address, CHARLES BROWN, box 113 Herald office, with particulars, terms and location.

BOARD WANTED-BY A YOUNG MAN, IN A QUIET private family preferred; references exchanged address, with terms and particulars, KILPACK, box 3,393 Post office, New York. BOARD WANTED. -A MIDDLE-AGED SINGLE GEN.
Board, on west side, above Thirtieth street; will be permanent; suited. Address, naming location and price per week, box 1,994 Post office.

CHRILEMAN AND WIFE DESIRE PERMANENT Board at \$18 per week. Address MURDOCH, box 1,798 Post office. 1,798 Post office.

CENTLEMAN AND WIFE WANT FURNISHED TROOM, Board for lady, where there are few or no other boarders; location Second avenue, near Broadway. Address Mrs. A. L. P., Heraid office.

LADY, EXPECTING CONFINEMENT EARLY IN MAY 1.1 desires Board with respectable party, where kin attention may be received; experienced nurse preferred Address C. G. F., box 104 Herald office.

ONE LARGE OR TWO MEDIUM SIZED FURNISHED Rooms, with Board, for gentleman and wife, in first class neighborhood, within a mile of the Grand Centu-Hotel, with private family of unquestiqued respect and editeation; price not to exceed \$25 per week nent. Address H. B. C. MORTIMER, station D. PERMANENT BOARD FOR THE SUMMER DESIRED

A PRIVATE PAMILY WILL LET THREE ROOMS with Board, from May 1, in brown stone house it Rast lifeth street, near boat. Address B. PRINCE, bot 1,781 New York Post office.

A COMPORTABLE HOME IS OFFERED TO FIVE gentlemen for \$30 per week; three Rooms, with soon Roord; location desirable; no other boarders, Advess BOARD, station A. TWO LADIES WISH A ROOM, WITH BOARD FOR one, between Fourth and Sixth avenues; terms not to exceed \$11. Address M. A. M., Herald Uptown Branch office. GENTLEMAN WISHES A LARGE, WELL FUR-nished front Hall Redroom (southern exposure), th good Board, between Twenty-seventh and Thirty-erth streets and Fourth and Stath avenues. Address, ting terms, which must be very moderate, A. D., rail office.

WANTED-BOARD,—TWO YOUNG GENTLEMEN, IN a private family; location between Fourth and Fourteenth streets, Second and Sixth avenues; will be permanent if suited. Address, with terms, E. L. M., Her-ald office. PRIVATE FAMILY, OCCUPYING THEIR OWN house, will rent, with first class Board, one or more ms. singly or en suite. 620 Lexington avenue.

WANTED-BY A GENTLEMAN, A LARGE ROOM with or without Board; permanent if swited; good locality; modern conveniences; neat and well furnished Address, with terms and particulars, BATCHELOR, box 138 Herald office.

WANTED-BY A SINGLE GENTLEMAN, A COM-WANTED-BOARD PROM MAY I, BY A GENTLE man, wife and brother, 17 years old, and a child vertex old, large and small Room, connecting preferred location between Positri and Righth Stennes; permanent, if satisfactory, terms not to exceed \$120 per month. Address X. NIX, box 5,915 Post office.

WANTED-ONE LARGE AND HALL BEDROOM, Ap-joining, with Board, for gentleman and two daugh-ters; location, Sixte-cent and Fortight streets, Third and Sixth avenues. Address, stating terms, which must be moderate, L. B., 316 East Twentieth street. References exchanged. WANTED-A NICELY FURNISHED ROOM, WITE Board, in a private family, by a young gentleman Address IMPORTER, box 223 Heraid office.

A SUIT OF ROOMS, ON SECOND FLOOR, TO rent—With Board, to a family of adults or gentlemen; private family; references exchanged. 58 West Nineteenth street.

A YOUNG JEWISH COUPLE WILL LET A HAND-somely furnished Boom, on second floor, to one or two gentlemen, with Board if desired; location Forty-third street, near Broadway. Address R. L. B., Herald Uptown Brauch office. WANTED-BOARD, IN A FIRST CLASS SOCIAL reduced and agreeable private French family, by a voung American gentleman, with all the home contests location untown and west side preferred. Address AMERICUS, box 122 Herald Uptown Branch office.

WANTED-PERMANENT DAY BOARD IN A PRI-vate family (no boarding house), location from Twenty-cighth to Thirty-fourth street, between Eight and Ninth avenues. Address M. D., 346 West Thirtieth st. WANTED-PARLOR AND BEDROOM, WITH GOOD BOArd, in a German Jewish private family, by gentleman and wife. Address box 182 Herald effice.

WANTED-A NICE ROOM FOR LADY AND GENtleman, with Roard for the lady; where there are
no other boarders preferred; terms moderate. Address
LAMBERT, Herald office.

WANTED-BY TWO LADIES, TWO NICELY FURnished Booms, with Board, in central location;
terms, \$7 or \$8 for the one and \$8 for the other. Address
L. W., Herald Uptown Branch office.

WANTED-BY GENTLEMAN AND WIPE, PUR-nished front Room, Board; all conveniences; Ame-rican family; below Thirrists street, Third and Sixth avenues; \$14. Address, two days, S. B., lierald office. WANTED—BY A GENTLEMAN AND WIFE, A NICE-by jurnished Boom, with Board for lady only, where there are few or no other boarders. Address, with juli particulars, Mrs. G. L. J., Herald office.

WANTED-TWO WELL FURNISH ROOMS AND BOARD for three person not above seventeenth street, between Fourth and Sixth avenues; terms no ever \$30 per reck; very best references. Address University of the control of the cont

WANTED-TWO NICELY FURNISHED ROOMS, ON More of the condition of two gentlemen and their vives, with Boari for Indies only. Location must be good, and below Twenty-third street. Terms moderate. Address, with particulars, J. B. STODDAKI, Herald Uptown Branch office.

WANTED-BY A GENTLEMAN AND HIS WIFE, Board in a private family, with two unturnished Rooms; above Fourteenth street and between Third and Eighth avenues; rent of rooms only to be paid during summer months when family is out of fown; \$100 per month for Rooms and Board; best references given and required. Address HAZELTON, Herald Uptown Branch office, 1,265 Broadway.

BROOKLYN BOARD. A GENTLEMAN WILLING TO PAY \$22 PER WEEK, can obtain excellent Board in the vicinity of Myric and Clinton avenues, Brooklyn, together with Back Perlor, Bedroom and Sitting Room adjoining; washing and mending; a delightful number home. Address B. B., box 1,559 New York Post office.

A NGELL'S TURKISH AND ELECTRIC BATHS, 61 Lexington avenue,—Roomstor gentlemen or families, transient or permanent, with or without meals; private rable if desired. Baths open all night. CALLEN HOUSE, 166 HUDSON STREET, CORNER of Laight-Excellent Board, 26 to 57 50 per week with single Room; single Room, without board, 32 and upwards; Lodging, 50 cents, gentlemen only. Open all night. DOARD WANTED—BY A RESPECTABLE YOUNG lady, in a small family; is employed during the day; terms not to exceed \$5 per week. Address J. C., box 136 Heraid Uptown Branch office.

DOARD WANTED—BY LADY AND DAUGHTER IN private family, west said: state terms and accommodations, which must be moderate. Address F. W., box 166 Heraid Uptown Branch office. TORNISHED ROOMS—AT THE WAVERLEY HOUSE, 759 Broadway, near Eighth sirest, 54 to 57 a week; family Rooms, 57 to 816 a week; one nice Parlor and Red room on first floor

HOTEL ST. GERMAIN, FIFTH AVENUE, TWENTY

RESERVOIR PARK HOTEL, CORNER SIXTH

STURTEVANT HOUSE, BROADWAY, TWENTY can plan, 51 a day.—This hote in as clevators, all moder improvements; attnated in the great hotel centre.

LEWIS 2 GEO. S. LELAND, Proprietors.

COUNTRY BOARD.

LADY IN THE COUNTRY DESIRES TO TAKE A few children to Board for the Summer; good refer-s. Call at 244 West Forty-second street.

PRIVATE FAMILY, RESIDING IN A MOST DE sizable locality in Norwalk, Conn., can accommon ate for the Summer one large or two small families with fine airy Booms and first class Board; also necon redation for horses sud carriages. Address SUMME OARD, box 5,265 Post office, New York.

A FEW PERSONS WISHING BOARD THROUGH the Summer months, in the country, where they can have the pure mountain air and beautiful scenery, within ten minutes walk of the railroad depot, can do so by addressing Mrs. E. S. HOSIER, corner High street and Park avenue, Orange, New Jersey.

A T ENGLEWOOD, N. J. 45 MINUTES FROM CITY A six minutes from depot, Board can be had by year or ummer after May 1; private residence; carriage room ad good stabling. Uall at or address No. 4 West Twenty-econd street.

AT BERGEN POINT, HALF HOUR FROM LIBERTY

BOARD WANTED—ON A FARM, ACCESSIBLE TO railroad and within three Bours of New Fork, by a family of three persons; the grounds must be well shaded, floous well furnished and the food good; for the accommodation required a liberal price will be paid. Address F. S., Herald office, giving location and full particulars. BOARD ON THE PASSAIC RIVER, 30 MINUTES of shade; fresh vegetables and fruit; adults only. Address COMFORT, Heraid office.

BOARD IN NEWARK.—FAMILIES OR SINGLE GEN-tlemen can be accommodated with Board in first class house, with modern insprovements; private family; good location; convenient to depots; terms from \$5 to \$5 per week; references given and required. Address, for one week, PENINGTON, Post office, Newark, N. J. BERGEN N. J.—TWENTY MINUTES FROM CITY; nice keem, with use of parlor and bath, for two gentlemen, with or without Board. Address H. B., therald office.

BGARD WANTED—IN COUNTRY, FOR GENTLEMAN and wife, from June 1 to September 1, within an hour of New York; near fresh water; comiont, with mifk, eggs and plain, good food, not style, desired; New Jersey preferred. Address, stating terms, which must be low, READE STREET, Herald office. BOARD IN COUNTRY WANTED—BY A GENTLEMAN an hour from city. Address, with full particulars, F. V., 136 Hewes a reet, Williamsburg, N. Y.

BOARD WANTED BY A YOUNG GENTLEMAN, IN a private family. Address, with full particulars PERMANENT, box 144 Herald office. COUNTRY BOARD WANTED.—A GENTLEMAN AND Vife want Board with a German private family in the country, within one hour's ride of City Hall. Address, with particulars, stating lowest price, N. L., bex 120 Herald office.

COUNTRY BOARD WANTED—IN NEW JERSEY, short distance from New York, from May 1, for gentleman, wife and two children, aged 7 and 10 year with partial board for gentleman; farm house preferred good plain table, with plenty of milk and vegetable Address, stating location and terms, which must be more ato, M. P. B., box 113 Heraid office. MIRST CLASS COUNTRY BOARD AND NICELY FUR

PIRST CLASS BOARD AND PLEASANT ROOMS can be secured for the season, from middle of April it desired. Address box 29 Fark Ridge Post office, Ber-ten county, N. J.

with Board, on Richmond terrace, corner of Lafayette avenue; terms moderate.

ORANGE, N. J.—TO LET, LARGE, AIRY ROOMS, with first class Board, within four minutes walk of depot; house situated upon high ground, with fine lawn and shade; references given. Address J. P. COMPTON, Orange, N. J., or JOHN PARK, care of M. D. Sample, Varick street, New York.

PARTIES WISHING FIRST CLASS BOARD IN ELE-beaufitul grounds, mountain air, boating, fishing and bathing, at Budd's Lake, two hours by Morris & Resex Railroad, may see photograph and obtain particulars of CPECIAL TERMS FOR MAY AND JUNE .- SPACIO

WANTED-BOARD IN THE COUNTRY; SEA SHORE preferred, for a small family; terms must be moderate. Address D., box 4,822 New York Post office.

WANTED—COUNTRY BOARD, FOR THREE OR FOUR months, located within one bour of city by boat or rail, by gentleman, wife and daughter. Address, with particulars, J. M. B., box 141 Herald office.

HEATH HOUSE, SCHOOLEY'S MOUNTAIN SPRINGS,
Morris county, New Jersey, will be open for the reception of guests June 1. Applications for rooms can be
made by mail or personally at the Coleman House,
Broadway, New York, where the proprietor, with plans
of the house, can be seen every Wednesday, from 12 units
3 o'clock.

J. WARREN COLEMAN, Proprietor.

CREAT NECK HOUSE, L. I., BETWREN WHITE of stone and Sands Point; one hour from city by best or fail; healthy location; hathing and fishing. Call of address as above, or 105 East Twenty-eighth street. HILLSIDE HOUSE, MONTCLAIR, N. J., IS NOW open for the reception of guests; healthlest and moconvenient saburb of New York. Apply at house or a No. 3 East Thirty-fourth street.

No. 3 East Thirty-fourth street.

I A TOURETTE HOUSE, BERGEN POINT-WILL, open on the lat of May; 30 minutes from New York by rail or boat; this hotel will be newly furnished and conducted espacially for the convenience of families during the Summer season. Address R. McMichael, Bergen Point, N. J.

MANSION HOUSE, ON THE TERRACE, NEW Brighton, Supre Island—A first class family resort; 45 minutes from Wall street by boats every hour from toot of Dev street. Apply to or address Mrs. MOPERT L. BUCKLIN.

MUCKLIN.

MUSE, SOUT: OHANGE, MONTROSE

Mustalion, N. J.—This is orite first class hotel is open
for Spring and Summer season; it has all the conveniences and comfor of a city hotel; 60 minutes from fool
of Barclay reet, vis Morris and Essex Rairoad, in
trains delivery, Extra inducements to parties wishing in
mediate Board.

C. HITZELBURGER, Proprietor.

MOUNT PROSPECT HOUSE, MONTCLAIR, N. J.—
This delightful Summer retreat will reopen May I.
Apply as above.

PAVILION HOTEL, GLEN COVE, L. L.—PERSONS
wishing choice of Rooms at this favorite Summer
resort will please make early application.
C. L. BRIGGS.

PALISADES

MOUNTAIN HOUSE
will be opened on or about the list of May. For terms, &c., address COZZENS & MURRAY, Englewood, N.J.

PREMIUM POINT HOUSE.—DELIGHTFULLY SITE-depot; good see bathing, fishing, boating; pleasant drives; stabling, &c. Early application for choice of Rooms can be made to A. C. PLIMPTON, 54 West Twenty-fourth street.

DIVERSIDE HOTEL, CARMANSVILLE, FOOT OF LIZE street, North River, has been thoroughly refitted and newly turnished; will be open for the reception of guests on or about the 1st of May. Applications for Rooms received at the hotel by the undersigned. B. F. PAULLI.

ST. JAMES HOTEL, MARION, N. J.—EIGHT minutes from Jersey City ferry. Cortlands or Despresses streets; Pennsylvania Railroad; beautiful location; first class table, elegantly furnished Rooms, en suite or singly; all modern improvements; boating, driving, good stabling, &c.

good stabling, &c.

ST. MARR'S HOTEL—NEW BRIGHTON, STATEN,
Jsiand—This favorite resort, with its beautisal'
Grounds and Cottages attached, is now being put in therough order for the coming Season, and will open on acshout the first of May. For terms and other informations
apply at the Hotel, or address
O. DE CAMP, Proprietor.

WEBSTER HOUSE, CATSKILL MOUNTAINS, WILL
open for boarders May 1, 1873. Favorable tasks to
boarders wishing to remain during the season. Address
J. B. WEBSTER, Caire, Greene county, N. Y.